City of San Marcos

Workshop
Historic Preservation Commission
June 16, 2021, 1:00 – 5:00 PM

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit:
https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period: *Persons wishing to comment during the citizen comment period must submit their written comments to planninginfo@sanmarcostx.gov no later than **12:00 p.m. (noon)** on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

DISCUSSION ITEM

1. Discussion regarding updating the Historic District Design Guidelines in Appendix C of the San Marcos Design Manual to address Accessory Dwelling Units and other such accessory structures and provide direction to staff.

IV. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov. For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or abrake@sanmarcostx.gov.

PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission

FROM: Alison Brake, CNU-A, Historic Preservation Officer

DATE: June 9, 2021

RE: **DESIGN GUIDELINES FOR ACCESSORY DWELLING UNITS AND OTHER SUCH ACCESSORY STRUCTURES**

Background

The Commission has held discussions regarding accessory buildings in the historic districts, specifically Accessory Dwelling Units (ADUs). The San Marcos Development Code allows for ADUs as a limited use within single-family zoning districts subject to the standards within Section 5.1.3.1(c)(2). All accessory dwelling units must meet these standards. Accessory structures, such as sheds, are also allowed in single-family zoning districts and are required to follow the requirements in Section 5.1.3.1 of the Development Code. These sections have been included as backup to this memo.

The Historic District Design Guidelines, Appendix C of the San Marcos Design Manual, are silent on recommendations for ADUs as well as accessory structures. Originally drafted in 1997, ADUs were not generally a topic of discussion at that time. To review Certificate of Appropriateness requests for both ADUs, new accessory structures, and exterior alterations to accessory structures, staff utilizes the Construction and Repair Standards found in Section 4.5.2.1(I)(1) of the San Marcos Development Code along with the Secretary of the Interior's Standards for the Treatment of Historic Properties, mostly under the treatment of Rehabilitation.

In February 2021, the Commission approved Recommendation Resolution 2021-01RR recommending that specific guidelines for ADUs and other such accessory structures be added to Appendix C. The resolution was brought before City Council at their April 6, 2021 meeting at which the City Council provided consensus to move forward with the recommendation.

At the May 6th regular meeting, the Commission discussed the proposed timeline on the development of historic design guidelines specific to ADUs and accessory structures. It was determined that a workshop should be held to review standards and guidelines from other municipalities and discuss what would be appropriate for San Marcos.

Using the listservs for both the Texas Historical Commission Certified Local Government Program and the National Alliance of Preservation Commissions, staff has compiled information from other municipalities on how accessory buildings within their historic districts are regulated. Staff found that most historic guidelines and standards centered around the topic of compatibility of the structure with its surroundings. They highlight that new construction should be compatible in terms of massing, form, scale and proportions. These design elements, along with location and material, are essential to maintaining the character of the property or a historic district.

Regarding ADUs, staff found specific regulations for the use were found outside of the historic design guidelines and standards within zoning regulations of development codes. Many of the communities who responded made staff aware that they are facing the same issue and are looking at updating their current historic guidelines to better serve staff and Commissions in making decisions. Specific use regulations for ADUs are found in zoning regulations, similar to the City of San Marcos's

The communities that responded to staff's inquiry were Austin. Texas, Houston, Texas, Mansfield, Texas, and Grand Rapids, Michigan. Additionally, staff received information from the Director of the Capital Zoning District Commission in Little Rock, Arkansas. This Commission was formed in the mid-1970s to protect the unique character of the neighborhoods around the State Capitol and Governor's Mansion. Staff has researched the information has summarized each, separating the summary by the main topics covered. Austin and Grand Rapids are in the process of updating their historic design guidelines and the Capital Zoning District Commission's guidelines cover secondary structures twice – once in the Secretary of the Interior's Standards for Rehabilitation and then again under New Construction Standards. Houston has five sets of design guidelines that govern their historic districts. Outbuildings, both existing and new, are covered in a single chapter within the City of Mansfield's design guidelines. All have been included as backup to this memo. All of the communities researched include a statement in some form that when possible, preserving and repairing historic garages and accessory structures is preferred.

Location

Generally, accessory structures in historic districts, such as sheds, carriage houses, detached garages, are located at the rear of the property behind the main structure. The standards and guidelines from each community require the location to be behind and/or subordinate to the primary structure.

Austin, Texas: The standard for accessory buildings is to locate them in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. The recommendation is to minimize the appearance of a new accessory building from the primary street. Orientation of buildings like detached garages is also mentioned with the standard being to match the predominant garage orientation found on the block's contributing properties and to not use front-loaded garages on blocks where rear or alley-loaded garages historically were present.

Houston, Texas: All five sets of guidelines state that new garages, carports, and accessory structures that are attached or detached can be considered compatible changes as long as they are located in the rear half of the lot. The Houston Heights Design Guidelines allows for accessory structures in the rear yard, however, there are other measurable standards, such as maximum lot coverage and maximum floor area ratio, that are required to be met in order to approve a new structure.

Mansfield, Texas: For new garages, typical locations were at the rear of the site with a driveway leading to the garage. If a corner lot, garages typically faced the side street and located closer to the street.

Grand Rapids, Michigan: New garages and carriage houses are required to be located in the far back of the rear yard and be fully detached from all existing structures. In the instance of a corner lot, a garage or carriage house will receive consideration for placement well behind street facing façades when all other guidelines and standards are met. When siting a new garage or carriage house, the guidelines state to retain historic relationships between the primary building, open space, and landscape features.

Capital Zoning District Commission (Little Rock, Arkansas): Locating a garage such that its visual impacts will be minimized is encouraged. A new secondary structure should be in character with those seen traditionally and should be subordinate in scale to the primary structure. Locating a garage in the front yard is discouraged.

Scale and Massing

Together, scale and massing determine a building's visual impact. The standards and guidelines from each community all agreed that they are among the most important character-defining features of historic buildings and for new infill construction.

Austin, Texas: The standard for accessory buildings is to design them to be visually subordinate to the primary building in height, massing, and form, as viewed from the street. The recommendation for new construction is to not exceed the height of the tallest contributing building on the block

Houston, Texas: The measurable standards, such as maximum lot coverage and maximum floor area ratio, within the Houston Heights Design Guidelines regulate the size of new accessory buildings. Within the other four sets of guidelines second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage. However, garages attached to the side of the house or appear to be attached are not allowed.

Mansfield, Texas: Each type of outbuilding should have its' own identity but should 'read' as secondary structures and not overwhelm or compete with the main structure in size or form.

Grand Rapids, Michigan: Garages and carriage houses are required to not overpower or detract from the primary building, adjacent primary structures, or environment. Massing (combination of square footage, width, depth and height) and scale will be compatible with the historic character of contributing accessory buildings in the immediate historic district while remaining historic district subservient to the primary structure on the site.

Capital Zoning District Commission (Little Rock, Arkansas): In general, garages should be unobtrusive and not compete visually with the house. A detached garage is preferred as it will help reduce the perceived mass of the overall development.

Design and Material

In order to retain a historic structure's historical and architectural integrity, all of the guidelines include guidelines and standards on how design and material can help retain these design elements.

Austin, Texas: New accessory buildings should take design cues from the principle building on the property, as well as nearby accessory buildings. The New buildings do not need to mimic the architectural styles of the landmark or district, but they should not be so dissimilar as to distract from or diminish the historic character.

Houston, Texas: Garages should be constructed in a style and with materials that complement the house or shall be architecturally compatible with the principle building. In the Houston Heights Design Guidelines qualitative guidelines are included for new garages and carports which regulate compatibility with design and material.

Mansfield, Texas: Materials used in the construction of new outbuildings should be typical of common building materials, or typical of structures of this type, age and location: wood siding (either novelty, tongue and groove, shiplap or equivalent), stone or brick. The exterior materials of new outbuilding should reflect the use and function of the building, and not that of the primary building when the use is non-historic. For example, a new garage behind a residence should complement the house and may use similar or the same materials (at least partially).

Grand Rapids, Michigan: New garages and carriage houses are required to be visually compatible with the primary building on the lot, as well as the adjacent environment and neighborhood/district. Exterior materials are required to be visually compatible with historic contributing materials found on the primary building in finishes, features, dimensions, and design. Exterior wall materials should be consistent with historic materials appropriate to the main structure and neighborhood, such as, wood, stucco and masonry. Hardiplank may also be considered in new construction.

Capital Zoning District Commission (Little Rock, Arkansas): If there is an existing secondary structure, the preservation of it is encouraged. If the existing structure is beyond repair, then replacing it in-kind is encouraged. When constructing a new

secondary structure, it should be similar in character to those seen traditionally and be compatible with the primary building. They allow for basic rectangular forms, with hip, gable or shed roofs as well as contemporary interpretations of traditional secondary structures when they are compatible with the historic context.

Workshop Goal

The goal of the workshop is to gather input from the Commission on what would be appropriate for San Marcos, using the information provided as a roadmap to guide discussion. Please read through the information attached and make note of items you wish to discuss further. If there has been other research conducted, please be bring it to share with the Commission and staff.

Section 5.1.2.5Plant Nursery

A. Defined. A facility where horticultural and agricultural products produced on the premises are sold.

B. Use Standards. Where a plant nursery is allowed as a limited use the following standards shall apply:

1. Sales shall be limited to agricultural products produced on the premises, hand-held garden tools, bags of fertilizer, mulch, and similar items normally associated with nursery or gardening operations; and
2. Sales offices shall be limited to 200 square feet of gross floor area per acre of land area, but in no case can the sales office exceed 1,000 square feet of gross floor area.

DIVISION 3: ACCESSORY AND TEMPORARY STRUCTURES AND USES

Section 5.1.3.1Accessory Buildings/ Structures

A. Defined. A structure enclosing or covering usable space where the use of such structure is incidental and subordinate to one or more principal buildings. Accessory structures include but are not limited to the following:

1. Kiosk
2. Food Truck
3. Shed
4. Accessory Dwelling Unit

B. Use Standards

1. Setback, minimum parking, parking location, and height requirements for all accessory structures are established and set forth in Chapter 4 district descriptions and building type standards and Chapter 7 minimum parking.
2. No accessory structure may be located closer than 10 feet to any other building or structure on the same lot.

C. Accessory Dwelling Units

1. **Defined.** A secondary living space which shares ownership and utility connections, and which is on-site with a primary living space and that may be contained within the same structure as is the primary living space, or may be contained in a separate structure.

FIGURE 5.1 ACCESSORY DWELLING UNITS

2. **Use Standards**
   a. An accessory dwelling unit is considered an independent unit for the purposes of occupancy restrictions.
   b. Where a new accessory dwelling unit is allowed as a limited use it is subject to the following standards:
      1. The owner of the lot or parcel of land must maintain his or her primary residence on the lot;

2. No more than one accessory dwelling unit may exist on a lot or parcel of land; and

3. The habitable area of the accessory dwelling unit must not exceed the lesser of 1000 square feet or one-half the number of square feet of habitable area of the principal dwelling on the lot or parcel of land.

Section 5.1.3.2Accessory Uses

A. Defined. A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s) and that is located upon the same lot therewith. Accessory uses are allowed, subject to compliance with all applicable standards and requirements of this development code. Accessory uses include but are not limited to the following:

1. Outdoor Storage.
2. Outdoor Display.
3. Drive-Thru.
4. Temporary Uses.
5. Home Occupations.
6. An accessory use not specifically listed is prohibited unless the Responsible Official determines the accessory use:
   - **a.** Is clearly incidental to and customarily found in connection with an allowed principal use;
   - **b.** Is subordinate to and serving an allowed principal use;
   - **c.** Is subordinate in area, extent and purpose to the principal use served;
   - **d.** Contributes to the comfort, convenience or needs of occupants, business or industry in the principal use served; and
   - **e.** Is located on the same lot as the principal use served.

B. Outdoor Storage

1. **Defined.** The keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than 24 hours.
2. **Use Standards.**
   - **a.** All outdoor storage shall be located at least 15 feet from the public right-of-way;
   - **b.** All outdoor storage shall not be more than 12 feet in height; and
   - **c.** All outdoor storage adjacent to any district other than HI or HC shall be subject to a transitional protective yard C or D in compliance with Section 7.2.2.3.
3. Where outdoor storage is limited the following standards apply:
   - **a.** All outdoor storage shall be fully screened from view from the public right-of-way, public parking areas and abutting properties by a wall constructed in accordance with Section 7.2.6.1 or by the parking lot screening requirements as set forth in Section 7.1.4.4.

C. Outdoor Display

1. **Defined.** Outside temporary display of finished goods that are specifically intended for retail sale. Outdoor display as part of a properly permitted use does not apply to the outdoor sale, lease or rental of the following:
   - **a.** Motor vehicles.
   - **b.** Heavy equipment or other accessory structures.
   - **c.** Plants as part of a nursery.
2. **Use Standards.** Where outdoor display is a limited use the following standards apply:
   - **a.** Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day; and
   - **b.** Outdoor display may not impair the ability of pedestrians to use the sidewalk or parking areas.

Historic Design Standards

City of Austin
Adopted _____

Residential New Construction

When the standards apply to residential new construction

Three types of historic properties are regulated through the City of Austin historic review process.

	Do they need to follow these design standards?
Historic landmarks	✓
Historic districts	✓ Contributing properties ✓ Noncontributing properties
National Register districts	~ Recommended, not required

The scale and massing of a new building are essential to maintaining a property or historic district's distinctive character—more so than architectural style or decorative details. However, well-designed stylistic and decorative elements and compatible building materials can help new construction to blend into the character of the street. In historic districts, carefully study both the property and the block when designing a new infill building, and consider street setbacks, parking patterns, porch locations, building heights and materials, roof forms, and windows.

In residential neighborhoods, garage apartments, granny flats, or accessory dwelling units (ADUs) can create smaller, more affordable rental units and provide workforce housing close to jobs. Detached garages and accessory buildings add utility to a property while maintaining the development patterns of a historic district.

The standards apply to all sides of a new building, but there is more flexibility for walls that are not visible from the street, particularly in historic districts. In historic districts, the standards do not apply to new buildings located at the rear or side of the property if the buildings are not visible from the front or side street (regardless of vegetation, though these buildings must still go through historic review.

Facing image: Joshua West, Sr., contractor, date unknown

1 Location

Locate new buildings so that they do not visually overpower existing historic buildings or compromise the historic character of the district.

Standards

1.1 Set back a new primary building from the street in line with nearby historic buildings. An appropriate setback may be calculated with the following:

   a. The setback of one adjacent contributing historic building; or

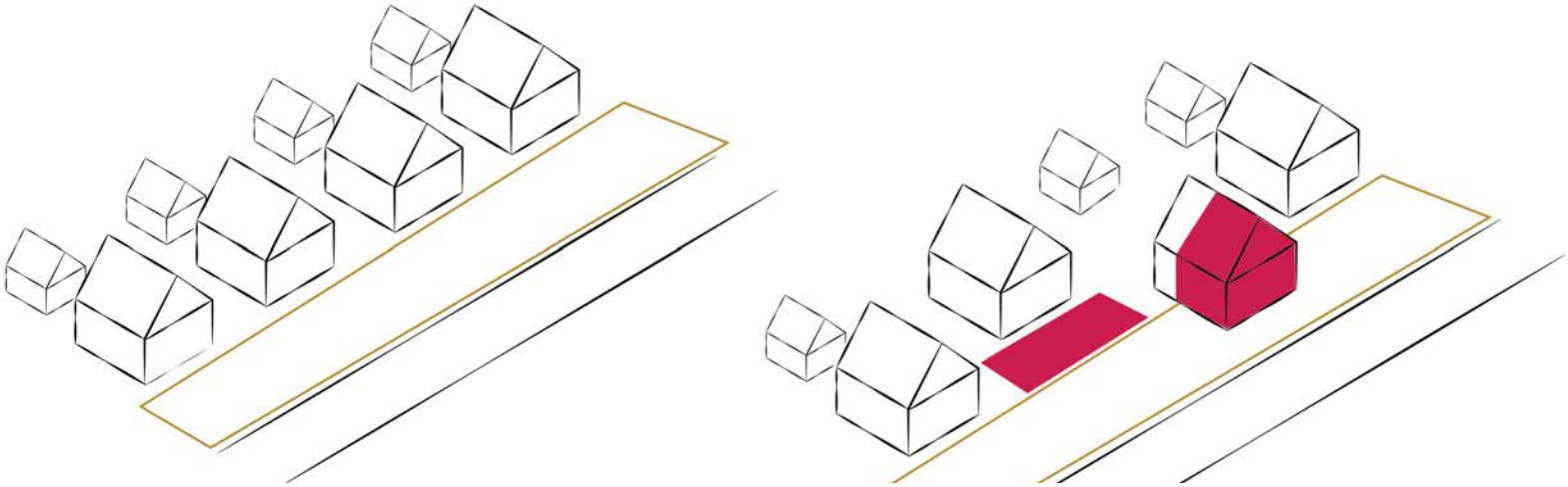
   b. The median of contributing historic buildings on the same block. This method must be used if contributing buildings on the block have a variety of setbacks.

1.2 Locate a new building to maintain the rhythm of contributing buildings on the street.

1.3 Locate accessory buildings in a way that follows the historic location and setback patterns of similar buildings on the block or in the district. Garage apartments, detached garages, and other accessory buildings are typically located at the rear of the lot, behind and to the side of the front building.

Recommendation

- Minimize the appearance of a new accessory building from the primary street.



Above: Maintaining a consistent setback helps new construction to fit into the streetscape.

Above: Setbacks can be relatively small in older neighborhoods or larger in mid-century neighborhoods.

Below: Smaller multi-family buildings like these proposed duplexes can be designed with a location, scale, and massing that help them fit into the neighborhood.

2 Orientation

Standards

2.1 Orient a new building to be consistent with the predominant orientation of contributing buildings on the same block.

2.2 Orient a new building towards the primary street.

2.3 For detached garages, match the predominant garage orientation found on the block's contributing properties. Do not use front-loaded garages on blocks where rear or alley-loaded garages historically were present.

3 Scale, Massing, and Height

Standards

3.1 Design the height of new buildings to respond to nearby contributing buildings and the dimensions of the lot.

3.2 Design the massing of new buildings to reflect the character of nearby contributing buildings. Simple massing is typically appropriate.

3.3 Use step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent contributing buildings by more than one-half story.

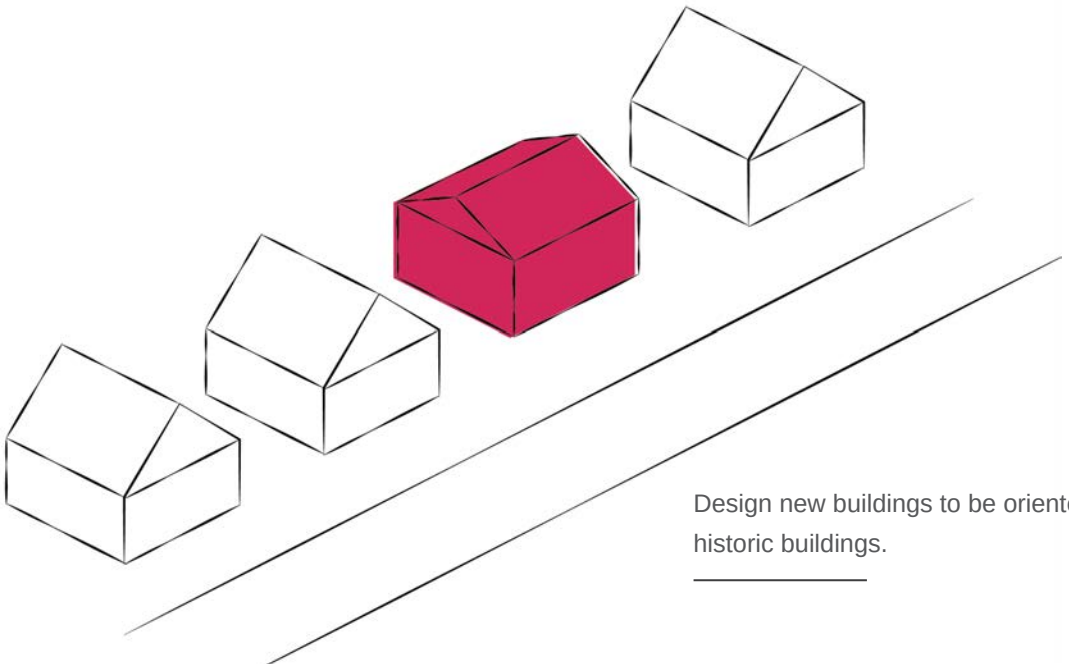
3.4 Align foundation and floor-to-floor heights with adjacent contributing buildings.

3.5 When constructing a duplex or multi-family building, divide the building into modules that reflect typical widths of historic single-family dwellings on adjacent properties or the same block.

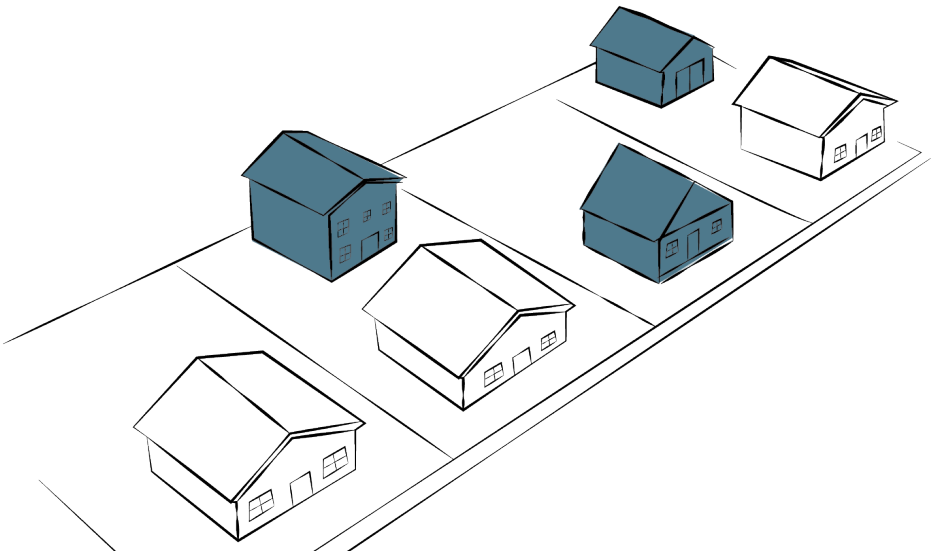
3.6 Design accessory buildings to be visually subordinate to the primary building in height, massing, and form, as viewed from the street.

Recommendation

- Do not exceed the height of the tallest contributing building on the block.



Design new buildings to be oriented like nearby historic buildings.



Massing and height of new buildings should be similar to nearby historic buildings.

New accessory buildings should take design cues from the principal building on the property, as well as nearby accessory buildings.

4 Proportions

A building's proportions speak to its overall orientation and appearance. For example, if most contributing buildings are long and low, with strong horizontal elements, reflect those horizontal proportions in new construction. There is more flexibility with the proportions of rear buildings, since they are set back from the street.

Standards

4.1 Design the proportions of new buildings to be compatible with those of contributing buildings on the same block.

4.2 If the proportions of contributing buildings on a block vary, the design of a new building may select from those options.

5 Design and Style

To preserve the character of a historic landmark or historic district, a new building should take its design cues from nearby historic buildings and be visually distinguishable as new construction. New buildings do not need to mimic the architectural styles of the landmark or district, but they should not be so dissimilar as to distract from or diminish the historic character.

Standards

5.1 Design new buildings to be compatible with the character of the primary building, historic district, and/or historic landmark in terms of scale, massing, proportions, patterns, materials, and architectural features.

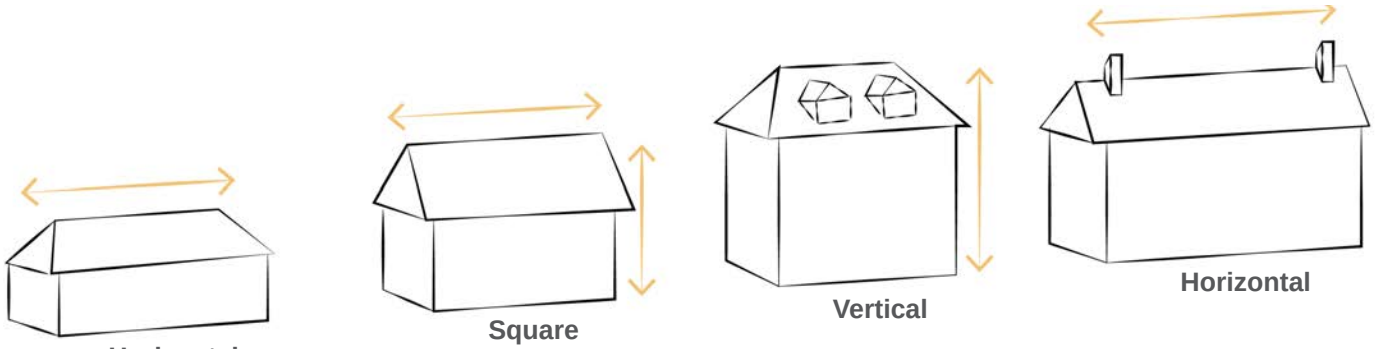
5.2 Design new buildings to be differentiated from historic buildings. Do not use a replica style to create a false sense of history.

5.3 No particular architectural style is required. Designs in both traditional and modern styles can successfully achieve compatibility and differentiation with historic buildings.

5.4 If designing a building in a modern style, use corresponding modern architectural details.

5.5 Do not combine character-defining features from different architectural styles unless similar eclectic buildings were historically present in the historic district or on the historic landmark property.

5.6 Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed if they are visible from the street that the property faces.



Above: The proportions of a new building should be similar to that of nearby contributing buildings.

New designs in historic districts can be traditional or contemporary.

6 Roofs

Standards

6.1 Design simple roof forms that reflect the character of the roofs on contributing buildings.

6.2 Any roof details such as dormers, eave detailing, and bargeboards must correspond to the form and architectural style of the new building.

6.3 Select roof materials that match or are compatible with the roofs on contributing buildings, particularly buildings with a similar form and architectural style to the new building.

a. Metal roofs in a historic district may be appropriate, depending on the type of metal proposed.

b. If metal roofs historically were present in the district, construct new metal roofs with similar finish and details.

Recommendation

- Where possible and practicable, locate solar panels on a rear-facing roof slope so that they are not visible from the street.

7 Exterior Walls

Standards

7.1 Use exterior wall materials that are compatible with the character of the historic district in scale, type, material, size, finish, and texture.

7.2 For rear buildings, use siding that is compatible with the primary building.

7.3 Do not use vinyl or aluminum siding.

7.4 Make the use, pattern, and arrangement of secondary materials compatible with the character of the district.

7.5 Avoid windowless walls visible from a street, unless such walls are a character-defining feature of the historic district.

8 Windows and Doors

Standards

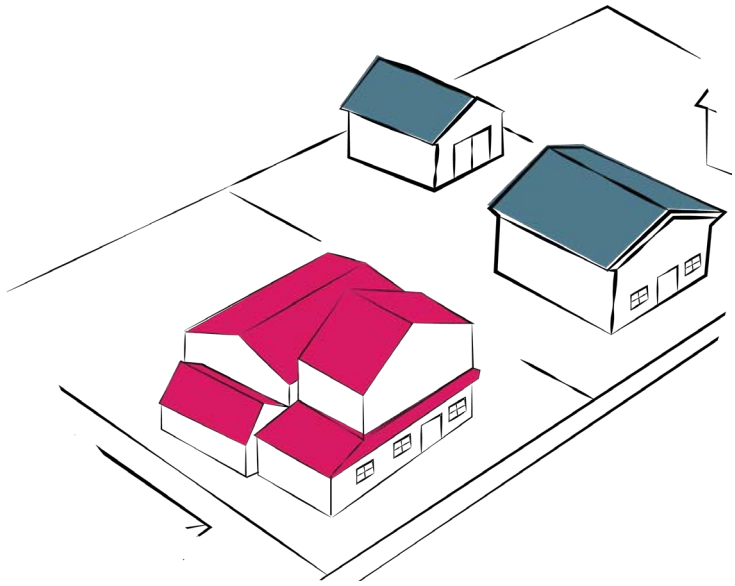
8.1 Design street-facing facades to have similar window and door opening patterns as nearby contributing buildings.

8.2 Select windows that are compatible with nearby contributing buildings in terms of size, configuration, and profile.

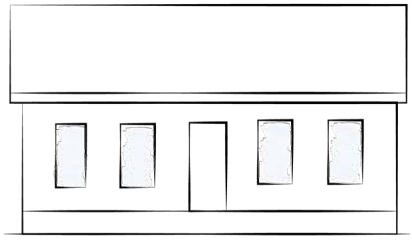
8.3 For rear buildings, match the style, proportions, and materials of the windows to the primary building's style and design.

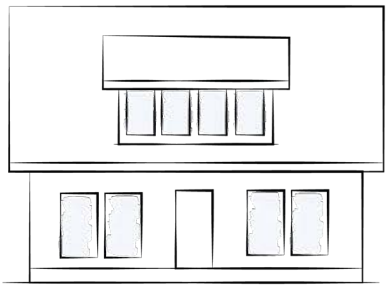
8.4 Locate front doors of new primary buildings so that they are visible from the street, unless another entrance location is a character-defining feature of the historic district.

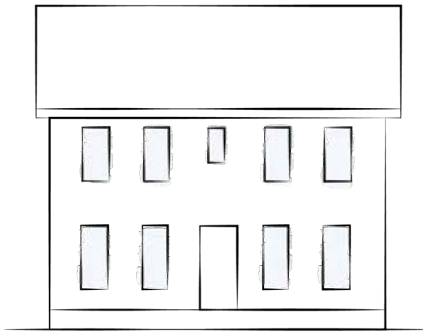
8.5 Match the style, proportions, and materials of the front door to the building's style and design.



Simple roof forms fit in with historic buildings and help make new buildings good neighbors.







Look to nearby historic buildings for design cues: how window and door openings are arranged, as well as the proportions of the openings.

9 Porches

Standards

9.1 Include a porch in the design of new primary buildings if the majority of contributing buildings on the same block have porches.

9.2 Design new porches that reflect and continue the size, proportions, placement, depth, and rhythm of porches on contributing buildings within the district.

9.3 Front porches are not required on rear buildings. If designing a porch on a rear building, it must be compatible with the building's style, proportions, and materials.

10 Chimneys

Standards

10.1 Do not construct a box chimney.

11 Attached Garages and Carports

Standards

11.1 In historic districts, construct a new attached garage at the front only if it matches the predominant garage location and orientation found on the block's contributing properties and is appropriate to the building's form and style.

11.2 Set attached garages and carports back from the front wall of the building to minimize their visual prominence.

City of Houston, Texas
Germantown Historic District

DESIGN GUIDELINES

Garages and Accessory Structures

In the Germantown Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are significantly different from the house in style and construction are not allowed.

New Construction

New construction should be appropriately sized to be compatible with the existing neighborhood. New construction may incorporate traditional materials and features found on historic homes in the neighborhood, but it should clearly be of its own time. Infill construction on vacant lots is encouraged.

Compatible Changes

New construction should be in scale with Contributing buildings in this historic district.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look "historic."

New construction may be made distinct from historic buildings through the use of different materials and construction methods. Multi-family housing should be similar in size and scale to historic examples.

Incompatible Changes

New construction that is incompatible with the neighborhood is not allowed.

New construction that is over- or under-scaled in comparison to typical width and/or height of Contributing houses in the district is not allowed.

Design elements with proportions that are not typical of Contributing houses are not allowed.

Photo courtesy of the Indianapolis Historic Preservation Commission

Photo courtesy of the Indianapolis Historic Preservation Commission

Incompatible infill (size, style) between historic houses

DRAFT

City of Houston, Texas

High First Ward Historic District

DESIGN GUIDELINES

Garages and Accessory Structures

In the High First Ward Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are significantly different from the house in style and construction are not allowed.

Front-loading garages are not allowed.

New Construction

New construction should be appropriately sized to be compatible with the existing neighborhood. New construction may incorporate traditional materials and features found on historic homes in the neighborhood, but it should clearly be of its own time. Infill construction on vacant lots is encouraged.

Compatible Changes

New consruction should be no more than two stories tall.

New construction should be in scale with Contributing buildings in this historic district. (See Streetscapes sections earlier in this chapter and the index of appropriate building sizes on page 13.)

Multi-family housing should be similar in size and scale to historic examples.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look "historic."

New construction may be made distinct from historic buildings through the use of different materials and construction methods. Appropriate materials include wood siding, cementitious fiberboard siding (e.g., Hardieplank), metal siding, and brick veneer. All siding should be sized similar to traditional materials found in the district.

Photo courtesy of the Indianapolis Historic Preservation Commission

Photo courtesy of the Indianapolis Historic Preservation Commission

Photo courtesy of Arkansas Capitol Zoning District Commission

HOUSTON HEIGHTS HISTORIC DISTRICTS

DESIGN GUIDELINES

City of Houston, Texas

Council Adopted: July 2018

Mass, Form, and Scale

Massing, or architectural form, is the overall shape and volume of a building. The proportion of *solid* surfaces (walls, roof) to *voids* (windows, doors, porches) also affects the perception of form and volume. A building's size and shape have as much effect on its overall appearance as do stylistic details and decorative accents. In architectural terms, size and shape are more precisely described by the terms mass, form, and scale. These three characteristics are among the most important character-defining features of a historic building. (For more information about mass, form, and scale, see Section 2.)

Most contributing houses in the Houston Heights Historic Districts are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular and, generally, project from the main house in the form of front porches and small additions. Where additions increase both the size and complexity of contributing buildings, they are located far enough from the street to be visually subordinate to the traditional forms of the original houses.

For Additions

5.5 Preserve the original walls of the building.

Walls enclose and make visible the forms that make up a building. In architecture terms, a wall may be a single plane (that is, a flat continuous surface) or it may be articulated, with areas that are set in or project out.

5.6 Preserve the original corners of the building, wherever those occur.

5.7 Preserve the shape of the roof.

5.8 Preserve any historic porches.

5.9 Maintain the historic heights, widths, and proportions of building elements and architectural details (including doors and windows).

For Additions and New Construction

5.10 Avoid complex building forms or roof shapes, such as those typically found on 21st century houses.

5.11 Use traditional proportions of solid walls to voids (windows, doors, and porches).

MEASURABLE STANDARDS

The following pages contain the quantitative (numerical) standards for the Houston Heights Historic Districts. These standards are to be used for all context areas, unless the applicant can provide adequate documentation that contributing buildings in the proposed project's context area typically exceed these standards.

If an applicant wishes to propose alternative numbers in such a situation, they must provide the following evidence:

- A list of all contributing buildings in the context area, by street address
- For each building, the applicable measurement (to the nearest inch)
- A statement explaining how the measurements were collected; i.e., using a physical measuring tool or a digital approach
- The proposed alternative numerical standard

The Planning staff in the Historic Preservation Office will verify the data presented by the applicant and provide HAHC with the applicant's data and, if necessary, any corrections to that data.

HAHC will consider the data presented and determine whether or not to use the applicant's proposed numerical standards when considering the application.

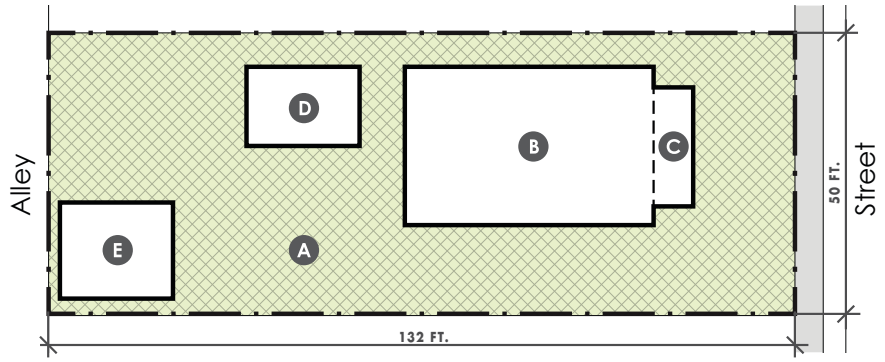
- HAHC may consider mean and/or median values, but is not obligated to do so.
- The City's Historic Preservation Ordinance defines *typical* as "being within commonly occurring values in a group. Extreme values within a group are not necessarily typical of that group." HAHC may choose to disregard outliers, such as a single, especially large building in a context area.

To request approval to increase finished-floor height based on increased risk of flooding, please provide documentation, such as photographs showing previous flooding of your property, proof of prior flooding into or close to existing structures, etc., as well as current finished-floor height measurements of all structures on the property.

Maximum Lot Coverage

Lot coverage is a measure of the percentage of a lot's surface that is covered by buildings, expressed as a decimal (such as .44). Lot coverage is calculated by dividing the total area of included building footprints by the total area of the lot, where building footprints are measured at the outside of exterior walls.

CALCULATING LOT COVERAGE



KEY	
A	Lot area
B	House ground floor area
C	Porch ground floor area
D	Detached accessory building ground floor area
E	Detached garage ground floor area

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

To calculate the maximum square footage (sf) allowed for your lot, multiply the area of the lot by the percentage shown in the table.

For example:

6,600 sf lot x 0.40 = 2,640 sf max. coverage
4,560 sf lot x 0.44 = 2,006 sf max. coverage
9,000 sf lot x 0.38 = 3,420 sf max. coverage

Include these in lot coverage calculations:

- Primary structures (such as houses or other main buildings)
- Attached garages and storage space
- Detached garages (area over 528 square feet)*
- Sunrooms or enclosed porches with walls and windows

Exclude these from lot coverage calculations:

- Detached garages (up to 528 square feet)*
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures other than garages or garage apartments
- Carports
- Pavement and driveways
- One-story garages attached to one-story structures (up to 264 square feet)

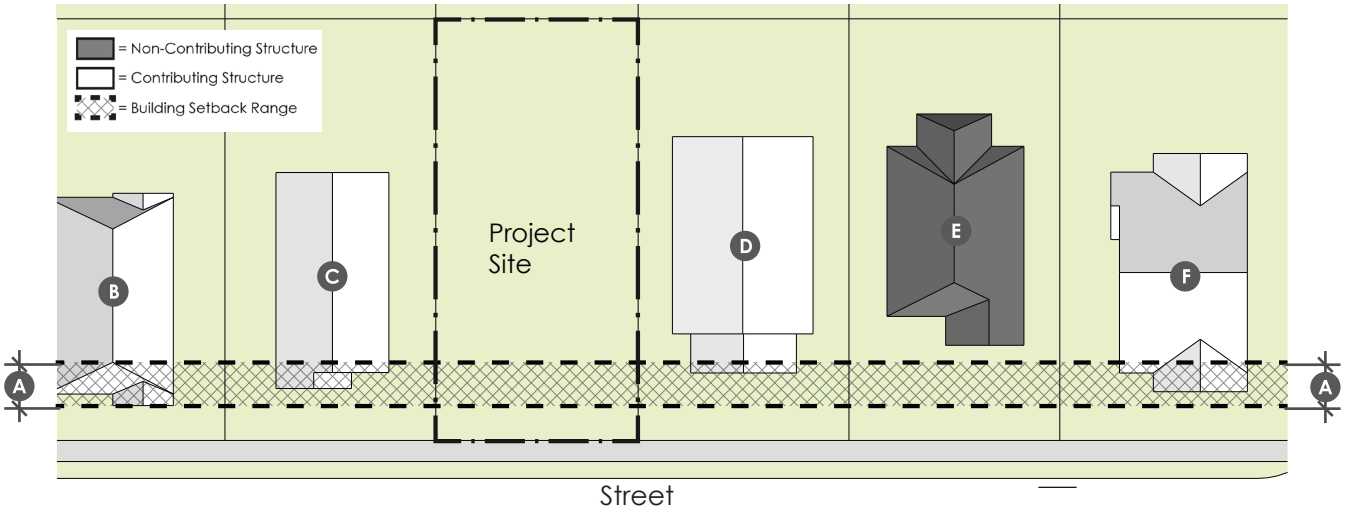
* When calculating lot coverage, you may exclude that portion of the footprint of a detached garage which measures 528 square feet or less. For example, if the footprint area of a detached garage is 316 square feet, you may exclude the entire 316 square feet from the lot coverage calculation. If the footprint area of the detached garage measures 600 square feet, you may exclude 528 square feet, leaving 82 square feet to be included.

Front Setbacks (for New Construction)

A setback is the distance from the property line to the front wall, porch, or other exterior feature of a building. The amount of setback at the front of a residential building determines the size of the front yard and affects how the building relates to the street. As a practice, when introducing a two-story house on a predominantly one-story home blockface, HAHC recommends that the two-story house be set back 1–3 feet from the prevailing setback line. If deed restrictions or minimum building line requirements also apply to a property, the most restrictive standard shall be used.

Historic Preservation Office staff may already have this data for your block; please check with them first.

FRONT SETBACK RANGE



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

When all contributing buildings in the context area have approximately the same front setback, make new construction consistent with that.

When front setbacks vary for contributing buildings within the context area, place new consruction within the range of front setbacks, as shown above. If front setbacks are varied within the context area, matching the immediately adjacent properties will yield the most compatible result.

Rear Setbacks

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Side Setbacks (for Additions and New Construction)

New structures and additions must be located at a minimum distance from the front and side property lines. Those distances, also known as setbacks, are measured from the property line to the closest wall, porch, or exterior feature.

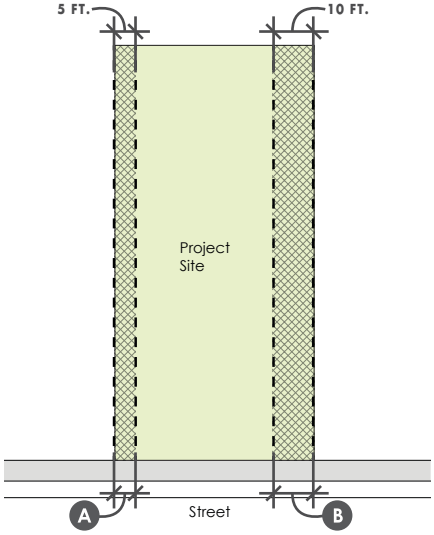
The City of Houston requires a minimum three-foot side setback for all properties, unless an easement or other agreement allows a smaller distance. On a corner lot, the building must be at least 10 feet from a "local" street on street-facing sides. A larger setback may be required for other types of streets or may be different in case of maintenance easements or if you have a neighbor's written consent. For example, Heights Boulevard is considered a major thoroughfare and requires a minimum 25-foot setback on street-facing sides.

Within the Houston Heights Historic Districts, the side setback is increased to a minimum of five feet on each side and a cumulative total of 10 feet for one-story houses and 15 feet for two-story houses. This standard was established to reinforce traditional development patterns, and in response to numerous complaints from property owners about their neighbors building tall walls at the three-foot property line, resulting in a loss of privacy and sunlight. In combination with eave height limits, these side setback requirements are intended to move the building mass toward the center of the lot and away from the property lines.

Please note the following important points:

- If the existing house is less than five feet from the property line:
  - A one-story addition can match the side setback of the existing house or a three-foot side setback, whichever is greater.
  - A two-story addition must have a minimum five-foot setback.
- For the purpose of determining maximum allowable eave height, the side setback for the entire building is measured at the portion of the building that is closest to the property line.
- Buildings on corner lots should be consistent with the front setbacks of existing contributing buidlings on both front and side streets.
- Minimum building lines on some blocks may also apply, if present.
- One-story garages with the front wall set no more than 33 feet from the back of the lot may have a 3-foot setback; two-story garages with front wall set no more than 33 feet from the back of the lot may have a 5-foot setback

SIDE SETBACKS



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Maximum Floor Area Ratio

Floor Area Ratio (FAR) is the ratio of eligible building area to lot size. FAR is calculated by dividing the total square footage of conditioned and unconditioned space in eligible buildings by the square footage of the lot, with the result expressed as a two-digit decimal (such as 0.44). FAR applies to both new infill construction and additions to existing buildings (contributing and noncontributing).

Include these in FAR calculations:

- Primary structures (such as houses or other main buildings)
- Sunrooms or enclosed porches with walls and windows
- Attached garages and storage space
- Detached garages (area over 528 square feet)*
- Detached garage apartments (area over 400 square feet)**
- Attics with dormers in new additions, new construction, and noncontributing houses

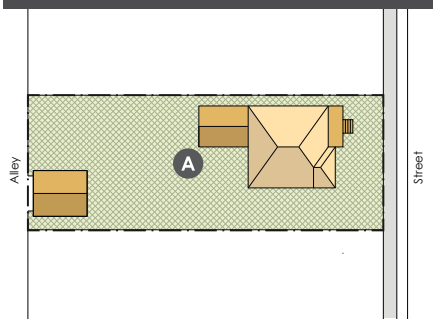
Exclude these from FAR calculations:

- Detached garages (area up to 528 square feet)*
- Detached garage apartments (area up to 528 square feet)**
- One-story garages attached to one-story structures (up to 264 square feet)
- All attics, with or without dormers, provided that the roof pitch on the second-story is within one degree of typical pitches in the context area
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures, other than garages and garage apartments
- Carports
- Pavement and driveways

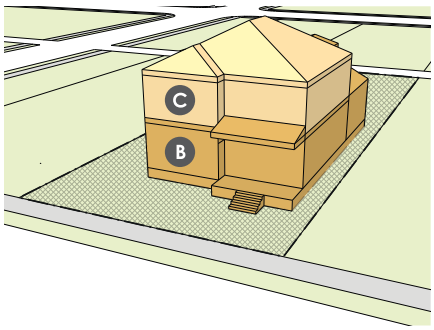
* When calculating FAR, you may exclude that portion of a detached garage which measures 528 square feet or less. For example, if the area of detached garage is 316 square feet, you may exclude the entire 316 square feet from the FAR calculation. If the area of the detached garage measures 600 square feet, you may exclude 528 square feet, leaving 72 square feet to be included.

** Additionally, you may exclude that portion of a detached garage apartment which measures 528 square feet or less.

CALCULATING FLOOR AREA RATIO



A	Lot Area
B	1st Floor Area
C	2nd Floor Area



LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

1. To calculate the maximum square footage allowed for your lot, multiply the area of the lot by the FAR number shown in the table (left).

For example:

6,600 sf lot X 0.44 = 2,904 sf

2. Measure the square footage of existing buildings.

For example:

1st Floor Area = 1,307 sf
2nd Floor Area = 1,280 sf
Detached Garage = 480 sf

3. Subtract the exemption for a detached garage or garage apartment, if applicable:

For example:
Detached Garage = (528 sf)

4. Calculate the total building area for the property.

For example:
1st Floor Area = 1,307 sf
+ 2nd Floor Area = 1,280 sf
+ Detached Garage = 600 sf
– Garage Exemption = (528 sf)
Total Building Area = 2,659 sf

5. Compare maximum allowed square footage vs. net square footage of existing buildings.

For example:
Max. square footage = 2,904 sf
Existing building area = 2,659 sf

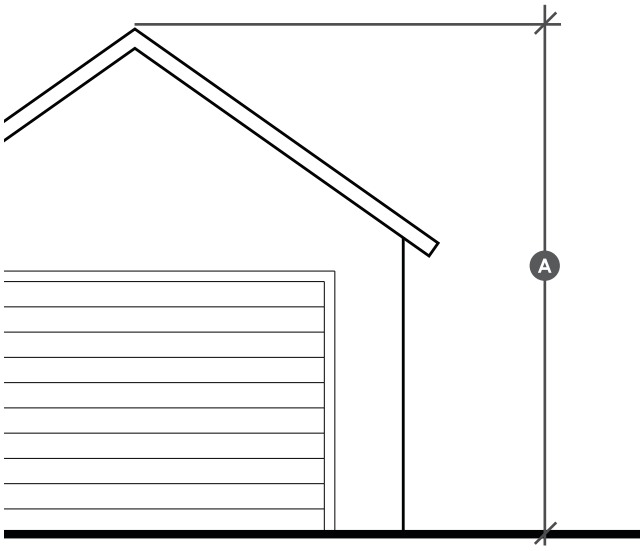
Existing building area is lower than maximum square footage by 248 sf, so an additional 248 sf could be added to this property.

Note: All attic space is not included in FAR.

Detached Garage Ridge Height

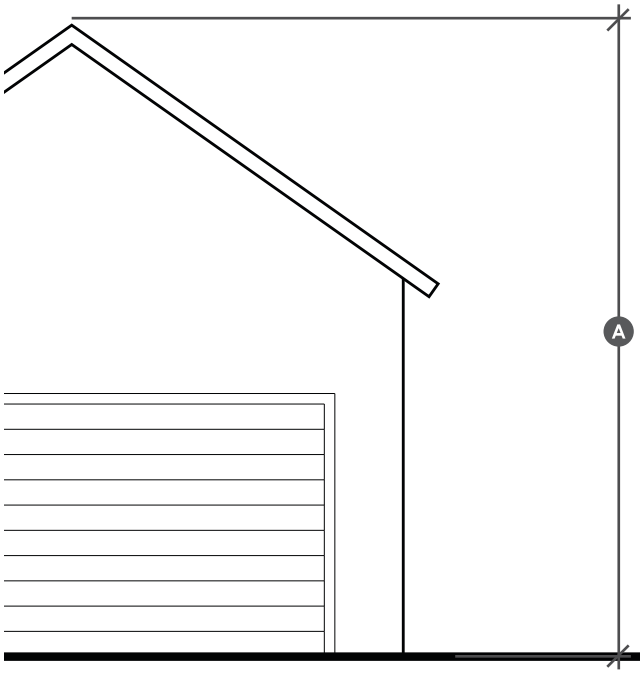
Ridge height is the distance from grade to the top of point of the roof (the "ridge"). These measurements apply to both one-story and two-story detached garages/garage apartments. For new attached garages, use the measurable standards for additions and new construction found elsewhere in this section.

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

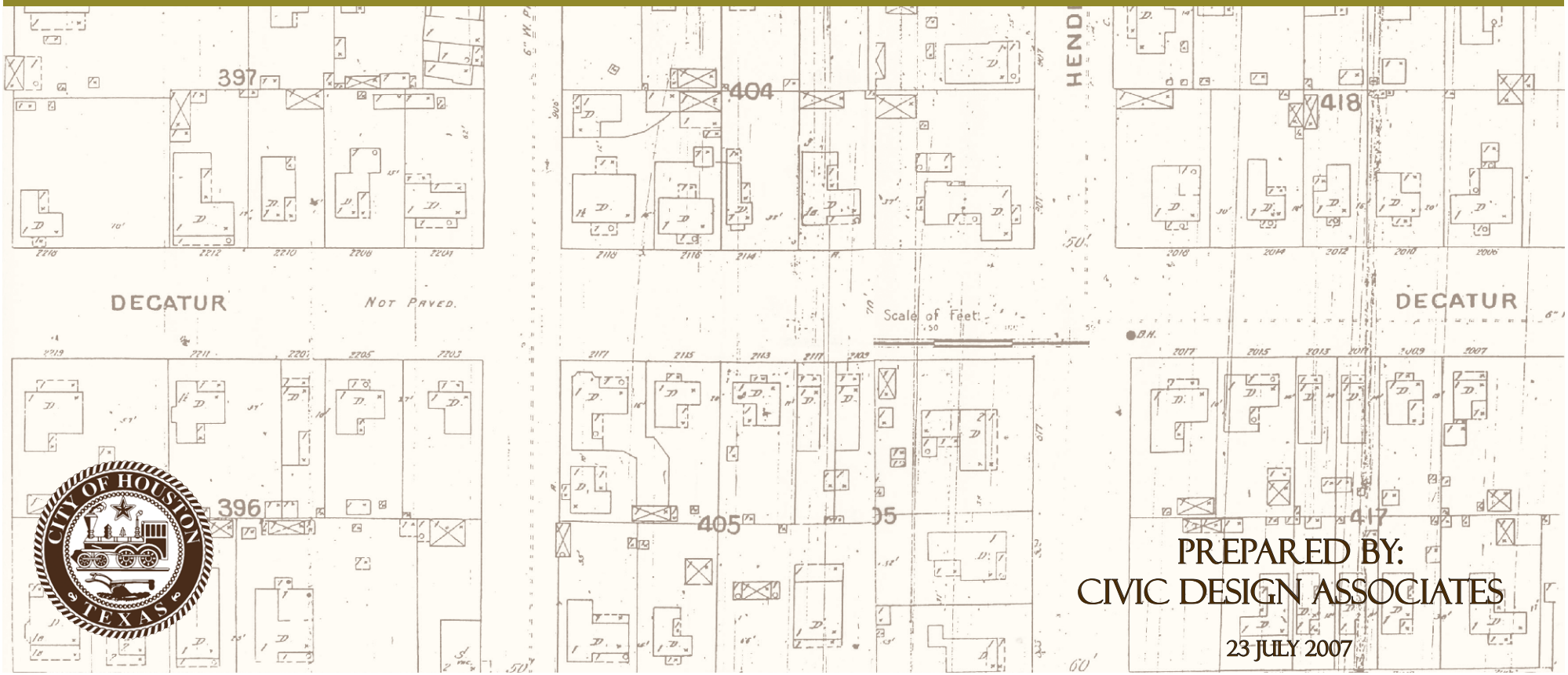
This carport is inappropriate because it is attached to the house and is too close to the front of the lot.

6.14 Design a garage addition or carport to minimize its visual impact, as seen from the street.

Historically, garages were usually detached and located at the rear of the property; attached garages only became popular after the end of the Houston Heights historic districts' period of significance.

- Locate an addition with a front-facing garage in the rear third of the lot.
- An addition on a corner lot may have a garage which faces the side street.
- Use a hyphen to visually separate the garage from the existing building, or otherwise design an attached garage so that it appears to be detached, as seen from the street.
- An addition to an existing house which is not located on a corner lot can incorporate a side-facing garage door.
- *Although a carport is not considered an addition, this information is provided here for easy reference.* A carport must be located at the rear 50% of the lot and cannot be attached to a house or attached garage; it may be attached to a detached garage.

DESIGN GUIDELINES
FOR
OLD SIXTH WARD PROTECTED HISTORIC DISTRICT
HOUSTON, TEXAS



PREPARED BY:
CIVIC DESIGN ASSOCIATES

23 JULY 2007

I. Introduction and General Information

A. Purpose and Goals

Old Sixth Ward represents the greatest concentration of historic homes in the City of Houston. Its proximity to downtown, along with the increasing interest in redeveloping inner city areas, has resulted in a surge of development activity around and within the District. These design guidelines have been developed and adopted by the City of Houston in order to promote the following goals and objectives:

- To preserve the existing building stock and general neighborhood character of Old Sixth Ward.
- To allow for the orderly and compatible alteration of existing historic properties in the District in a manner that protects and enhances the building or structure.
- To provide for new infill development and additions that are compatible with the surrounding historic structures and preserve the existing neighborhood character.

The expressed purpose of these design guidelines is to describe and define, both in narrative and illustrative form, the type of construction, alteration, and restoration that is considered appropriate for the District. Careful attention to the intent and content of these guidelines, with appropriate consultation and review by city staff and the HAHC, will assist in the granting of a Certificate of Appropriateness, and more importantly, in the preservation and enhancement of the Old Sixth Ward.

Old Sixth Ward owes its character to several factors:

- A traditional grid of streets that defines a series of regular, rectangular blocks: This approach actually yields a great deal of variety and interest, since the grid allows for a variety of lot sizes and orientations. Also, uses are mixed, with commercial establishments and churches interspersed among the residential uses.
- A building stock that, to this day, represents a historical period reflective of Houston's formative years: Many of the buildings standing today were built between 1870 and 1900. While there is great variety in typology and detail, these historic structures are generally based on a vernacular tradition of wood frame construction using local techniques and materials that developed in response to the climate, land conditions, and culture of the region.
- Homes and commercial establishments that promote an active relationship to the street: Stores and other commercial buildings were generally located on corner lots, where they could maximize their street exposure, and are typically located directly on the street right-of-way line. Homes were typically set back only a minimal distance, generally in the range of 10 feet or less. Front porches and front doors facing the street are a nearly universal feature. The rear portion of the lot was devoted to yard but often had smaller outbuildings or accessory buildings located near the rear lot line.

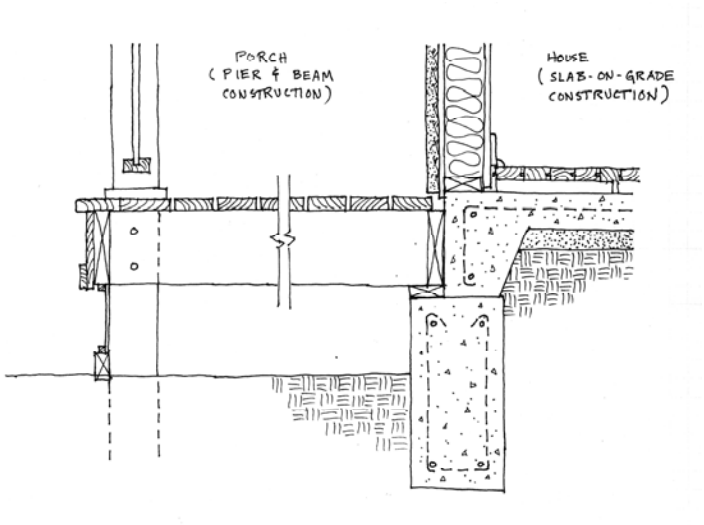


Figure V-7. A combination foundation with a porch on pier and beam and the main structure on slab.

4. Special Elements:

   a. Front porches are highly recommended for all residential structures. Porches should extend a recommended minimum of 50% of the overall width of the structure, and should be at least 6 feet deep.

   b. Raised foundations. The historic homes in the District were generally built on raised pier and beam foundations, in the typical manner of the time. The finished floor height is usually at least two (2) feet above grade. While the use of pier and beam foundation is not required for new construction, slab on grade must be elevated and detailed to resemble a raised foundation.

5. Accessory Buildings:

   a. Buildings that are subordinate to the principal building on the site shall not be placed on the primary street frontage. Accessory buildings shall be located on the rear half of the lot.

   b. Accessory buildings shall be architecturally compatible with the principal building.

City of Houston, Texas

Starkweather Historic District

DESIGN GUIDELINES

Garages and Accessory Structures

In the Starkweather Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Detached garages are typical for homes of this age.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot and appear to be detached.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

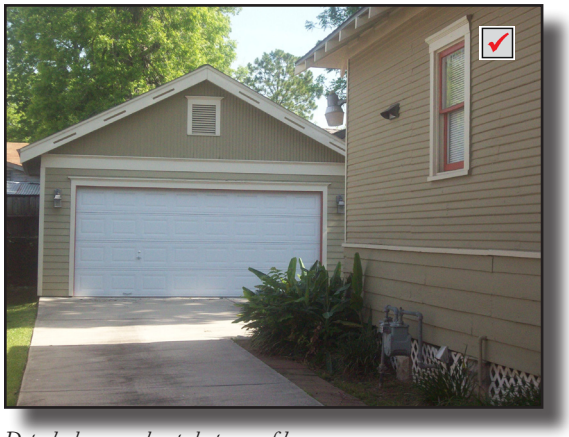
Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are attached to the side of the house or appear to be attached are not allowed.

Garages that are significantly different from the house in style and construction are not allowed.



Detached garage, located at rear of house

Attached garage, attached to side of house in front half of property

New Construction

The Starkweather Historic District contained two vacant lots in 2014, when it was designated. Infill construction on vacant lots is encouraged.

Compatible Changes

New construction should be appropriately sized to be compatible with the existing neighborhood, in terms of height and width (see pages 12–14).

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look "historic."

Traditional materials and features incorporated into new construction should be appropriately scaled for the size of the house.

New construction should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may be made distinct from historic buildings through the use of different materials and construction methods.

Incompatible Changes

New construction that is incompatible with the neighborhood is not allowed.

New construction that is over- or under-scaled in comparison to typical width and/or height of Contributing houses in the district is not allowed.

Design elements with proportions that are not typical of Contributing houses are not allowed.

Compatible new house built in 1996

Incompatible infill (size, style) between historic houses

Chapter 3.13 - Outbuildings

INTRODUCTION

Outbuildings in Mansfield include a wide variety of building types, reflecting the towns' unique history and heritage as a rural, farming community. Types of outbuilding include sheds, outhouses, garages and small barns as well as smaller metal work or storage sheds.

EXISTING OUTBUILDINGS

Traditionally these structures were important elements of a house in rural community. As these smaller structures tell us how an entire lot was historically organized and used, their preservation is encouraged.

Historically, materials used at exterior facades of outbuilding were often different than those of the main building. The primary materials used were wood siding – both horizontal and board and batten – with metal or wood shingle roofs. These structures had simple gable or hip roofs.

Design Guidelines for existing Outbuildings:

- Existing outbuilding should be retained in their historic condition, and protected against deterioration and neglect.
- Repairs to existing Outbuildings should be made with historic materials such as stone, brick, wood and other materials as deemed appropriate.

Garage and workshed

NEW OUTBUILDINGS

New outbuilding should follow the setback patterns of other outbuilding buildings in the area.

For garages, typical locations on the site are at the rear of the site, with a driveway leading to the garage. When located at a corner lot, garages typically faced the side street and were quite close to this street.

For other types of outbuildings such as sheds and barns, these were located for utility on the site, and should be located in the rear portion of a residential lot.

Design Guidelines for New Outbuildings (except garages):

- New outbuilding should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.

- Each type of outbuilding should have its' own identity. However, they should 'read' as secondary structures and not overwhelm or compete with the main structure in size or form

- Barns, sheds and other utilitarian buildings should reflect their use with roof forms and exterior materials which represent this unique building form. For example, a new barn structure should reflect its' use as a barn and not attempt to reflect the materials or function of the house.

Unique form of a barn

- The exterior materials of new outbuilding should reflect the use and function of the

building, and not that of the primary building when the use is non-historic. For example, a new garage behind a residence should complement the house, and may use similar or the same materials (at least partially).

- Materials used in the construction of new outbuildings should be typical of common building materials, or typical of structures of this type, age and location: wood siding (either novelty, tongue and groove, shiplap or equivalent), stone or brick.

- Board and batten may be appropriate for use on outbuilding buildings. Exterior insulation finish systems, concrete block, wood shingles, fake brick or stone or gravel aggregate materials should not be used.

Storage shed with board and batten siding

Ramps or other accessibility-related installations should be located on the rear or side elevation of an outbuilding building and in an unobtrusive location. If locating a ramp on the primary façade of an outbuilding building is required, it should be installed in a way that does not damage the historic fabric and is as unobtrusive as possible.

Design Guidelines for New Garages:

- A garage should typically have a low-pitched gable or hip roof, simple rectangular form, and little or no ornamentation at the doors or windows. When one-story in height, the garage heights should be as low so they are similar to heights of other nearby garages.

New garage has a simple form

- At garages, the use two single garage doors rather than one larger, double door is recommended. Two smaller doors will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the house.

Garage with two single garage doors

New 2-story garage relates to scale of nearby residences.

- Spacing and size of window and door openings in a new outbuilding should be similar to their historic counterparts nearby, as should the proportion of window to wall space, without duplicating them.

Historic Preservation Guidelines

Printed in 2015 by The City of Grand Rapids

Out Buildings

Out buildings are defined as enclosed structures such as, garages, carriage houses and sheds.

Guidelines for New Construction

Recommended:

- Retaining and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.
- Retaining the historic relationship between buildings, landscape features and open spaces.
- Repairing features in kind.
- Replacing features in kind that are too deteriorated to repair using physical evidence to guide the new work.
- Design a new feature of a building or site when the historic feature is completely missing, based on historical, pictorial and physical documentation or design a new feature that is compatible with the historic character of the building and site.
- A shed should be located in the rear yard towards the back property line. Corner lots will require additional scrutiny to determine the least obtrusive location.
- Exterior wall materials should be consistent with historic materials appropriate to the main structure and neighborhood, such as, wood, stucco and masonry. A cement board clapboard siding product known as Hardi-Plank may also be considered in new construction.
- Basic roof design is gable but exception may be made when replicating the main structure. Roofing material may range from asphalt shingles to a more natural product such as slate, tile and wood shakes.
- All windows and doors are to be made of wood, style and design will be reviewed on a case by case basis.

Not Recommended:

- Introducing any new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character.
- Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
- Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials and texture or which destroys historic relationships on the site.
- Locating a shed in the front or side yard or adjacent to the main structure.

Shed

- Utilizing exterior materials such as metal, vinyl and OSB.
- Utilizing vinyl or cladded windows or metal service doors and overhead doors.

Sheds

The term shed refers to an out building with enclosed walls and roof with an area no greater then 100 square feet and a wall height no greater then 8 feet. When the guidelines pertaining to outbuildings are met they may be staff approved.

Pre-made Rubber Maid exterior storage closets do not require review.

Existing out buildings will follow guidelines set forth for main structures in their repair and maintenance.

New Construction

The introduction of a compatible but contemporary new construction project can add depth and contribute interest to the district if the new design and location reflect an understanding of and compatibility with the character of the district.

The success of new construction within a historic district relies on understanding the distinctive architectural character of the district. The first elements that should be considered are height, form, massing, proportion, size, scale and roof shape. For example, if the street facades of most nearby buildings are vertical in proportion, taller than they are wide, then maintaining the vertical orientation of the building façade will result in a more compatible design.

A similar study of materials, building features, and details typical of existing buildings along the streetscape or block will provide a vocabulary to draw on in designing compatible buildings. Particular attention should be given to spacing, placement, scale, orientation, and size of window and door opening as well as the design of the doors and windows themselves. In addition, the selection of appropriate exterior materials and finishes depends on an understanding of compatibility of materials and finishes in composition, scale, module, pattern, texture and sheen.

Guidelines

for site guidelines see Environment and Site

Recommended:

- Retaining site features that are important to the overall historic character.
- Retaining the historic relationship between buildings, landscape features and open space.
- A new feature may be designed that is compatible with the historic character of the site, district and neighborhood.
- New construction siting should be reviewed based on existing district setbacks, orientation, spacing and distance between adjacent buildings.
- Design new construction so that the overall character of the site, site topography, character-defining site features, and district vistas and views are retained.
- Conform to design guidelines involving the site and environment.
- Design new buildings to be compatible with surrounding building that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions and roof shape. Giving special attention to the proportions of the front façade.
- Utility connections shall be placed to minimize visibility from the street.
- Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in new construction to be compatible with surrounding historic buildings.
- Utilize windows and doors in new buildings that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding historic building that contribute to their character.
- Select materials and finishes that are compatible with historic materials and finishes found in surrounding historic buildings that contribute to their historic character.
- Design new buildings so that they are compatible with but discernable from adjacent historic buildings.

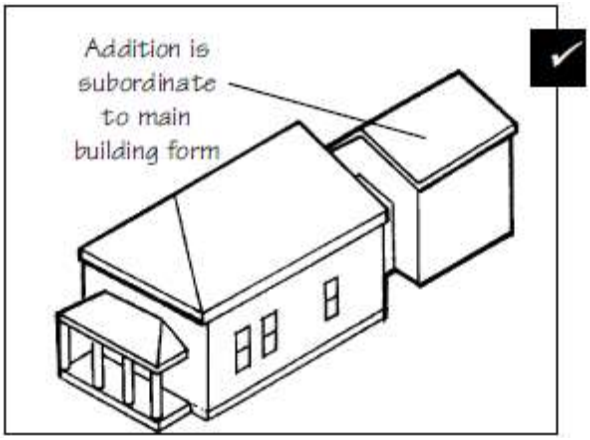
Not Recommended:

- Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character.
- Introducing a new feature that is visually incompatible with the site or that destroys site patterns or vistas.
- Introducing new construction onto a site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys relationships on the site.
- Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character

RULES AND MASTER PLAN

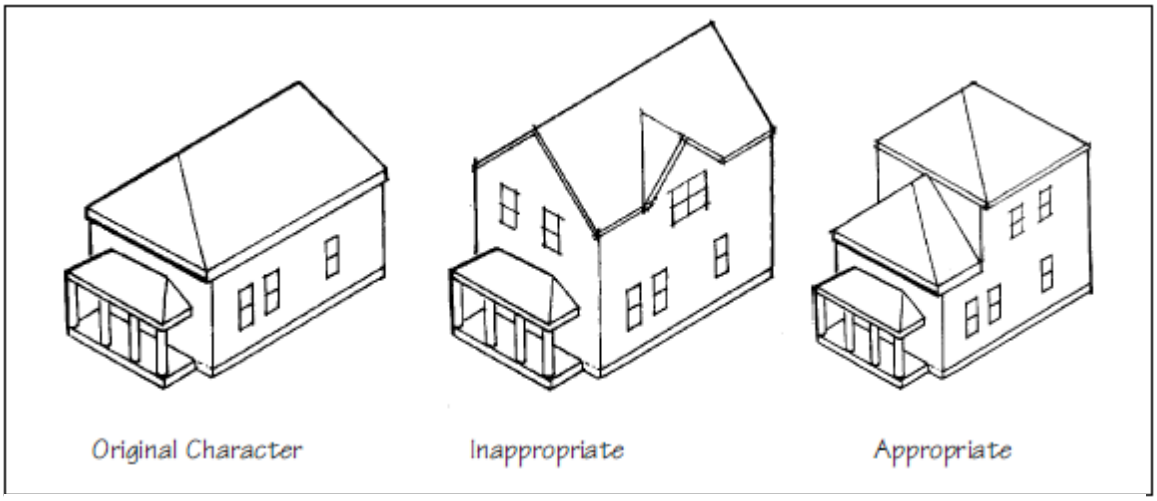
Capitol Zoning District Commission
Little Rock, Arkansas

Adopted September 24, 1998
Amended March 25, 1999
Amended July 29, 1999
Amended December 2, 1999
Amended March 30, 2000
Amended December 7, 2000
Amended November 13, 2012
Amended May 30, 2013
Amended November 7, 2016
Amended May 17, 2018
Amended November 15, 2018



Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building. In this case, a dormer is added to the side, preserving the character of the front of the building.



Set a rooftop addition back from the front of the building. A "pop-top" addition such as that in the sketch in the center overwhelms the historic house and obscures it original character.

SECTION 4-209 SECONDARY STRUCTURES

Policy: Historic secondary structures should be preserved. This may include maintaining the structure in its present condition, rehabilitating it or executing an adaptive use so that the secondary structure supports a new function.

Background

Secondary structures include garages, carriage houses and sheds. Traditionally these structures were important elements of a residential site. Because secondary structures help interpret how an entire lot was used historically, their preservation is strongly encouraged. Studies of secondary structures indicate that the garage has been a natural evolution from the barn and carriage house, structures which were built to shelter transportation. When the automobile arrived, it often was stored in the carriage house. Later, however, as the automobile became prevalent, the garage took on a building form of its own. The garage was detached from the house and located a distance from it, usually along an alley, if one existed. Originally, garage doors were similar to those seen customarily on barns— double doors that slide horizontally. The use of double doors eventually gave way to a vertically rolling garage door, which was the prototype for the electric garage door.

Primary Materials
Many of the materials that have been used traditionally in secondary structures are those employed in the construction of primary buildings. Materials are addressed in the preceding chapters. In preserving or rehabilitating secondary structures, it is important that the character-defining materials be preserved.

DESIGN STANDARDS FOR SECONDARY STRUCTURES

Preserving Secondary Structures

- **R9.1 The preservation of an existing secondary structure is encouraged.**
  • When treating a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
  • Avoid moving a historic secondary structure from its original location.
  • If the secondary structure does not date from the period of significance, then its preservation is optional.

- **R9.2 If an existing secondary structure is beyond repair, then replacing it in-kind is encouraged.**

- **R9.3 A new secondary structure should be in character with those seen traditionally.**
  • The building should be subordinate in scale to the primary structure.
  • It should be located to the side or rear of the primary structure.
  • See also the standards for new construction and for site design.

Secondary structures should be located to the side or rear of the primary structure.

Secondary structures include garages, carriage houses or sheds. Traditionally, these structures were important elements of a residential site.

SECTION 4-301 INTERPRETATION OF TERMS RELATED TO COMPLIANCE

These definitions apply to terms related to compliance with the Standards in this article.

Appropriate - In some cases, a stated action or design choice is defined as being "appropriate" in the text. In such cases, by choosing the approach referred to as "appropriate," the reader will be in compliance with the standard. However, in other cases, there may be an approach that is not expressly mentioned in the text that also may be deemed "appropriate" by the CZDC.

Windows

M25. Windows should appear similar in character to those of historic buildings in the area.

• Windows on primary facades should be similar in size and shape to those seen traditionally.

M26. Windows with vertical emphasis are encouraged on primary facades.

• A general rule is that the height of the window should be twice the dimension of the width in most residential contexts.

M27. Frame windows in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

• Double-hung windows with traditional depth and trim are preferred.
• However, other materials may be considered if the appearance is similar to that of the historically significant wood window in dimension, profile and finish.
• Windows should be trimmed in wood. This trim must have a dimension similar to that used historically.
• See also the General Standards for Windows for more information.

M28. Windows should be simple in shape.

• Odd window shapes such as octagons, circles, diamonds, etc., are discouraged.
• On some styles, octagonal and diamond-shaped windows were used as accents in the gable end of a front facade. If appropriate to the building style, ornamental windows may be used sparingly.

Windows should be simple in shape.

M29. Dormers should be in scale with those used traditionally in the area.

• Dormers should be subordinate to the roof itself, and lower than the ridge line.

New Secondary Structures

M30. A secondary structure should be compatible with the primary building.

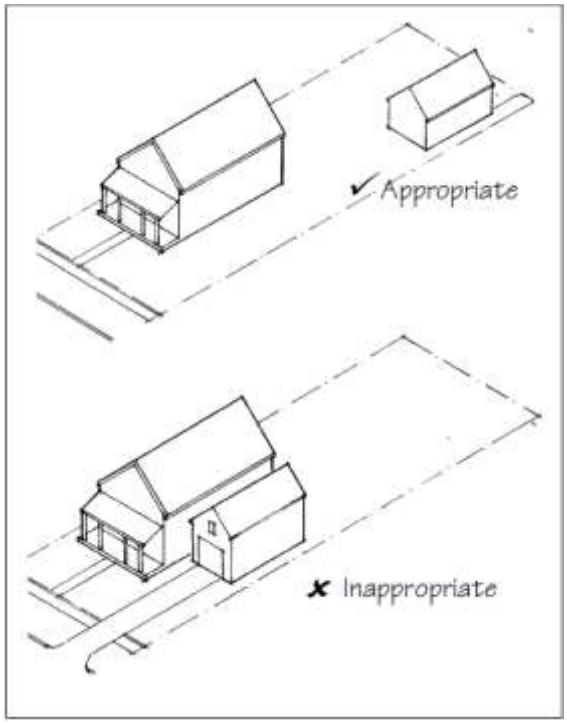
• While the roof line does not have to match the house, it is best that it not vary significantly.

This new secondary structure is a contemporary interpretation of the traditional building and is compatible with the historic context.

M31. A secondary structure should be similar in character to those seen traditionally.
• Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
• Contemporary interpretations of traditional secondary structures should be permitted when they are compatible with the historic context.

M32. In general, garages should be unobtrusive and not compete visually with the house.
• A detached garage is preferred. This will help reduce the perceived mass of the overall development.
• When the garage must be attached, the percentage of building front allocated to it should be minimized.

M33. Locating a garage such that its visual impacts will be minimized is encouraged.
• Provide access to parking from an alley.
• Locating a garage in the front yard is discouraged.
• If a garage must be accessed from the street, set it back at least ten feet behind the primary building facade.



Locate a secondary structure to the rear of the lot.

SECTION 8-202 TRADITIONAL DEVELOPMENT CHARACTERISTICS IN ZONE "O"
Building in Zone "O" should reinforce the traditional storefront commercial character of the area. These design standards focus on those elements of the historic context that reflect this early character.

Traditionally, this portion of Main Street was animated with commercial activity. Storefronts provided views to goods and services inside ground floor shops, and the sidewalk was active with pedestrians. While variety existed in building designs, a general sense of continuity prevailed, and interesting details established a human scale that invited pedestrian activity. This encouraged walking to shops on Main Street from nearby neighborhoods, a goal that exists for today.

New buildings should respect Main Street's established character, but need not literally imitate historic building styles. Instead, contemporary interpretations of historic commercial building types are encouraged.